

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: SEPTEMBER 21, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

38-DR-2006
Nsa8 Office Hanger

LOCATION

7975 E. McClain Drive

REQUEST

Request approval for site plan, landscape plan and elevations for a new office/hangar building.

OWNER

Watts Investments, LLC
602-275-8822

ENGINEER

Wood Patel
480-834-3300

ARCHITECT/
DESIGNER

Barbes Bidanjiri &
Associates
602-952-2008

APPLICANT/
COORDINATOR

Mehran Bidanjiri
Barbes Bidanjiri &
Associates
602-952-2008

BACKGROUND

Zoning.

This site is zoned I-1 (Industrial Park) District where hangar, terminal and related facilities are a permitted use.

Context.

The site is located east 78th Street, south of the Greenway-Hayden Loop Road on McClain Drive, within the Scottsdale Airpark. I-1 District zoning surrounds the property, and similar industrial/aircraft land uses surround the site.

Adjacent Uses:

- North: Vacant, zoned I-1 District
- South: Industrial warehouse/office, zoned I-1 District
- East: Industrial warehouse/office, zoned I-1 District
- West: Vacant, zoned I-1 District

APPLICANT'S
PROPOSAL

Applicant's Request.

Request approval for a site plan, landscape plan and elevations for a new office, hangar.

Development Information:

- Existing Use: Vacant
- Proposed Use: Office/Hangar
- Parcel Size: 1.31 acres
- Building Size: 19,643 square feet

- Building Height Allowed: 36 feet
- Building Height Proposed: 35 feet 9 inches
- Parking Required: 20 spaces
- Parking Provided: 21 spaces
- Open Space Required: 3,512 square feet
- Open Space Provided: 6,803 square feet
- FAR: 36%

DISCUSSION

This site proposes a gated entrance from McClain Drive with immediate access to the parking lot. The building is located southwest of the entrance drive and the hangar and staging area are located beyond the office portion of the building. Access to the staging area and aircraft hangar is protected from direct vehicular access by a 24-foot rolling security gate constructed out of black wrought iron. The applicant is providing a pedestrian connection to McClain Drive via a four-foot wide sidewalk with a black wrought iron gate.

The proposed hangar portion of the building will be constructed of tilt panel concrete painted a Frazee 'Distance Hills' -5383M. The large hangar roll door will be painted to match the concrete color. The office portion of the building will be "Alucobond" metal cladding over tilt-up concrete wall panel and colored Sand Stone-Frazee 5391W. The windows will be a Green Solar cool glazing with a brushed aluminum window system.

Landscaping includes Native Mesquite, Blue Palo Verde, Heritage Live Oak, and Hong Kong Orchid trees, along with a variety of low water use shrubs and groundcover.


STAFF


Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S) Jeff Ruenger
Planner
Phone: 480-312-4208
E-mail: Jruenger@scottsdaleAZ.gov

APPROVED BY


Jeff Ruenger
Report Author


Lusia Galav, AICP
Director, Current Planning
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E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Aerial Close-Up
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Landscape Plan
 - 6. Elevations

Stipulations for Case: NSA8 Office Hanger 38-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by BARBES Bidanjiri & ASSOCIATES with a staff receipt date of 4/3/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by BARBES Bidanjiri & ASSOCIATES with a staff receipt date of 8/23/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by MLA Associates Landscape Architects with a staff receipt date of 6/26/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Chain link fencing shall not be allowed.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

11. *Prior to approval of the final plans the applicant shall provide documentation that all stipulations of the Airport Communication Form have been met.*

LANDSCAPE DESIGN:

DRB Stipulations

12. *Landscape shall be provided within the 5 feet of River Stone proposed along the east property line adjacent to the hangar excluding the taxiway easement.*
13. *The proposed River Stone shall be a minimum of 3 inches or larger.*
14. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
18. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
19. No landscape lighting is approved with this application.
20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

22. No exterior vending or display shall be allowed.
23. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:**Ordinance**

- A. At the time of review, the applicable zoning case for the subject site were: 44-ZN-1982

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

24. Site Development Plan, dated August 17, 2006, prepared by Barbes Bidanjiri & Associates, dated August 23, 2006 by City Staff.
25. Conceptual Improvement Plan, dated August 21, 2006, prepared by Wood/Patel & Associates Inc., dated August 23, 2006 by City Staff.
26. Preliminary Drainage Report, dated August 21, 2006, prepared by Wood/Patel & Associates Inc., dated August 23, 2006 by City Staff.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRAINAGE AND FLOOD CONTROL:****DRB Stipulations**

27. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. **UNDERGROUND STORM WATER STORAGE.** The use of underground stormwater storage facilities to temporarily store and discharge stormwater runoff for this site has been approved in concept only. The final details of underground storage facilities are subjected to review and approval at time of final plan submittal.

ACCESS. The underground storage tank shall provide a four-foot minimum diameter manhole for access.

RESPONSIBILITY OF MAINTENANCE. Before the approval of improvement plans by city staff, the developer shall provide the Project Quality/Compliance Division with written documentation that states the following:

The developer and/or his assigns agree to maintain the underground storm water storage tank in perpetuity.

The developer and/or his assigns, the developer's engineer and contractor assume all liability for the design, construction and maintenance of the underground storm water storage tank and hold harmless the City from any such liability.

LIMITS OF INUNDATION. The final drainage report shall verify limits of inundation in the event the underground storm water storage tank is in partial and full conditions (not fully drained) when the 100-year, 2-hour storm event occurs. (See item 2 above.)

REFERENCE PERTINENT CODE. The final drainage report shall:

Provide a copy of the Scottsdale Revised Code Section 37-45 in the appendix.

Reference the Scottsdale Revised Code Section 37-45 and emphasize the importance of maintenance for the purposes of public health and safety. (See item 2 above.)

SIGNAGE. The improvement plans shall provide for signage at each end of the underground storage tanks. The sign shall read, "Notice Underground Storm water Storage Tank" The size, color and exact locations to be determined by city staff.

TANK DRAINAGE. A bleed-off line from the underground storage tank to a proposed underground bleed off pipe discharging to the center of the south property line shall be provided. Storm water storage tanks should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.

TANK SPECIFICATIONS. The storage tank shall be water tight with an oil and grease separator. See ASTM specifications for watertight testing. Engineer shall demonstrate and provide evidence to show that the proposed underground storage pipes are designed to provide 75-year life span. Smooth walled aluminum pipe shall be used in lieu of corrugate metal pipe.

O & M SCHEDULE. The developer shall submit an Operations and Maintenance (O & M) Manual with materials and specifications to be reviewed and approved by City of Scottsdale Floodplain Manager prior to final plan approval. The O & M shall:

Identify the owner of the storage tank and the name of the firm or associations maintaining the storage tank. The contact information for the owner the maintenance associations shall list names, addresses, phone numbers and emergency phone numbers.

Include provisions for emergency operations due to power failure, clogged outlet structures.

Include a maintenance log including a maintenance schedule for tank/vault, inlet/outlet structures.

Specify that a copy of the maintenance log and a certified Letter of Inspection shall be issued to the City Inspection Services annually.

Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
McClain Drive	Residential	30' Half Street (existing)	Existing	Existing	Existing

DRB Stipulations

29. The developer shall design and construct a 30 foot wide driveway on McClain Drive in general conformance with Type CL-1, City of Scottsdale Standard Detail #2256 (revision date 2005).
30. The developer shall provide gate to prohibit vehicular access to the taxiway. To provide for emergency vehicle access, the gate shall be equipped with automatic Knox electronic gate preemptive entry system with a Knox electronic master slave keyway cylinder as back up.
31. Four (4) bicycle parking spaces per City of Scottsdale Standard Detail# 2285 shall be shown on improvement plans.

Ordinance

- E. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

32. The developer shall provide a minimum parking-aisle width of 24 feet.
33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
34. The developer shall design the dead-end parking aisle in general conformance with the included detail.
35. A pedestrian connection shall be provided along at least one side of the driveway; connecting existing public sidewalk on McClain Drive to the building entrance and connecting parking areas to the building.

Ordinance

- F. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Drainage Easement	For drainage facilities
PUE	For monitoring manhole

DRB Stipulations

36. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 5.3-26 and 5.3-27 of Section 5.3 of the City's Design Standards and Policies Manual, 2006 Update.

37. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

G. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins and underground stormwater storage facilities. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

H. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

38. One refuse enclosure will be required for this development. Refuse enclosure shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1.

39. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet. Provide a 15' radius at the curb/sidewalk at the northeast of the building to allow for more maneuvering back up space for the refuse truck.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
- g. At time of final plan submittal, the developer shall provide a written approval from APS verifying that the proposed refuse enclosure location is not in conflict with APS utilities located within the existing 25' PUE.

Ordinance

I. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

J. Underground vault-type containers are not allowed.

K. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

L. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

40. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

M. Water Resource Staff has conceptually approved a proposal to relocate a portion of existing 12" waterline in order to accommodate the location of proposed refuse enclosure. Final improvement plans shall show details of water line relocation with electronic ball markers at all bends.

WATER:

DRB Stipulations

Ordinance

N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

Private Sewer System

41. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

LOCATION & CLEARANCE.

O. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

P. All sewer discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring

manhole. Flows of less than 25,000 gpd shall require a City of Scottsdale monitoring/sampling manhole MAG Detail # 420 with a straight channel and no taps or bends for (10') ten feet upstream and downstream of the manhole.

Monitoring manholes shall be located in a twelve (12') foot PUE which extends from the manhole to the existing public sewer. The monitoring manhole shall be accessible at all times for monitoring crews and vehicles.

GREASE, OIL, AND SAND INTERCEPTORS

- Q. The engineer shall contact City of Scottsdale Water Quality Division to determine if an interceptor is required at connections to the sanitary sewer, and which type of interceptor is best suited for the proper handling of liquid wastes. Interceptors will be installed and maintained by the owner and made accessible to the city for inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

FIRE ORDINANCE REQUIREMENTS

**THIS DOCUMENT WAS NOT AVAILABLE AT THE
TIME OF PACKET PRINTING.**



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 7/5/05

Project No.: 430-PA-05

Coordinator: Al Ward

Case No.: - -

Project Name: NSA 2 OFFICE/HANGAR

Project Location: 7975 E. McCLAIN DRIVE

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Industrial

Current Zoning: I-1

Proposed Zoning: same

Number of Buildings: ONE

Parcel Size: 190' X 300' (1.31 ACRES)

Gross Floor Area/Total Units: 19,003 S.F.

Floor Area Ratio/Density: 34.51%

Parking Required: 20 SPACES

Parking Provided: 21 SPACES

Setbacks: N - 60'

S - 52'

E - 50'

W - 5'

Description of Request:

THIS NEW OFFICE AND AIRCRAFT HANGAR BUILDING IS
DESIGNED FOR A LOCAL PRIVATE COMPANY'S OWN USE.

THE ENTRANCE TO THE SITE IS LOCATED ON EASTERN SIDE OF
THE NORTH PROPERTY LINE TO TAKE ADVANTAGE OF THE
EXISTING 25' DRAINAGE AND UTILITY EASEMENT ALONG THE
EAST PROPERTY LINE.

THE TWO STORY OFFICE PORTION OF THE FACILITY IS LOCATED
ON THE NORTH SIDE OF THE BUILDING AND IS ROTATED AT
45 DEGREES TO TAKE FULL ADVANTAGE OF THE VIEWS OF
THE MOUNTAINS TO THE NORTH EAST.

THE BUILDING CONSTRUCTION OF BOTH OFFICE AND HANGAR
WILL BE CONCRETE TILT-UP EXTERIOR WALLS WITH STEEL
TRUSS ROOF AND FLOOR SYSTEM. THE EXTERIOR OFFICE WALL
FINISH SHALL BE 'ALUCOBOND' METAL CLADDING.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 •

ATTACHMENT #1



Nsa8 Office Hanger

38-DR-2006

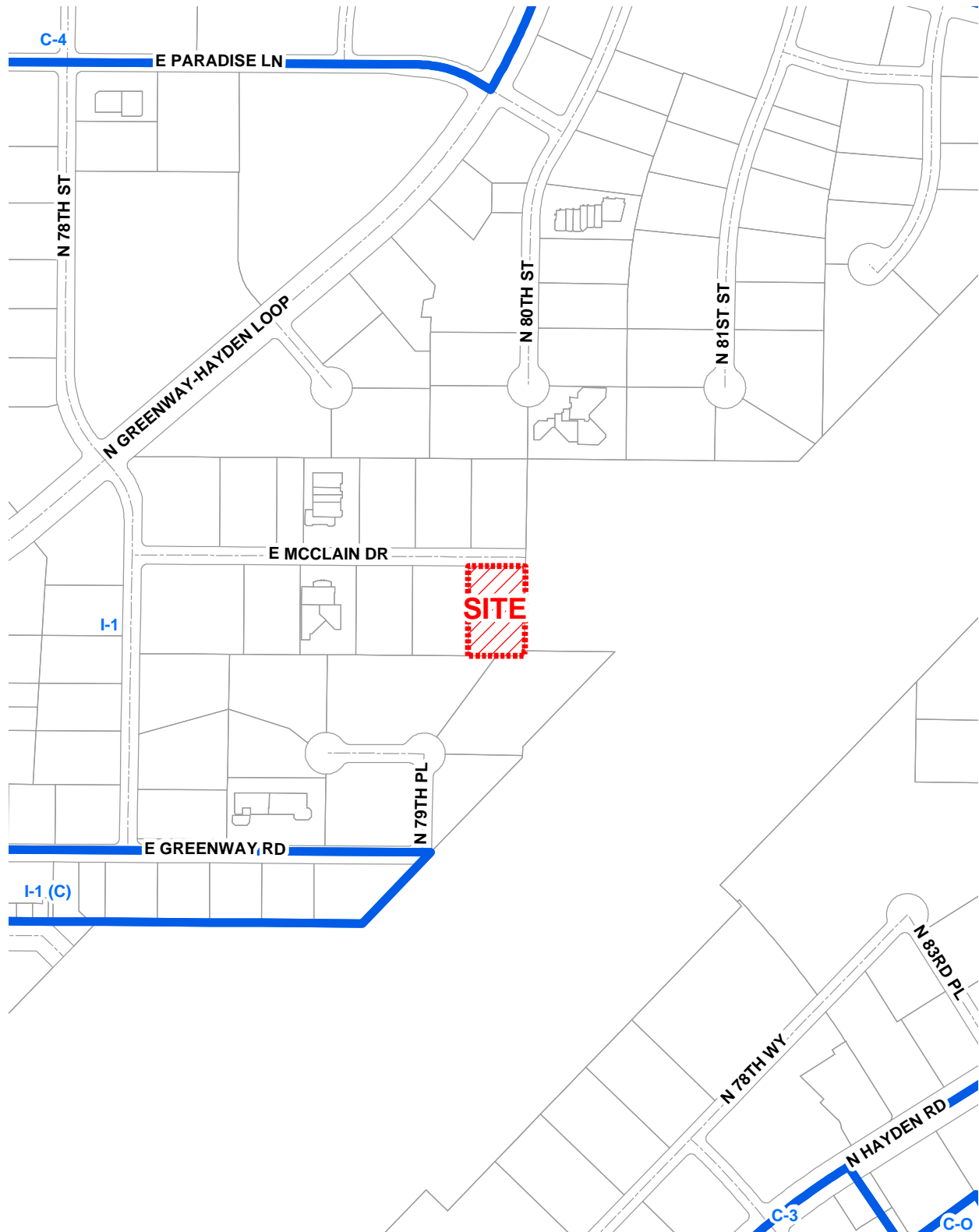
ATTACHMENT #2



Nsa8 Office Hanger

38-DR-2006

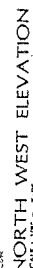
ATTACHMENT #2A



38-DR-2006

ATTACHMENT #3

I



A-2 of 4

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PHOENIX, ARIZONA 85028
602.857.2008
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BARBES
BIDANJIRI
&
ASSOCIATES
ARCHITECTURE
PLANNING
INTERIOR DESIGN

DATE: MAR 28, 2006

